

Local Market Watch



Pompano Beach Ocean Access

SINGLE FAMILY REPORT

Report Date: **10/25/2024**

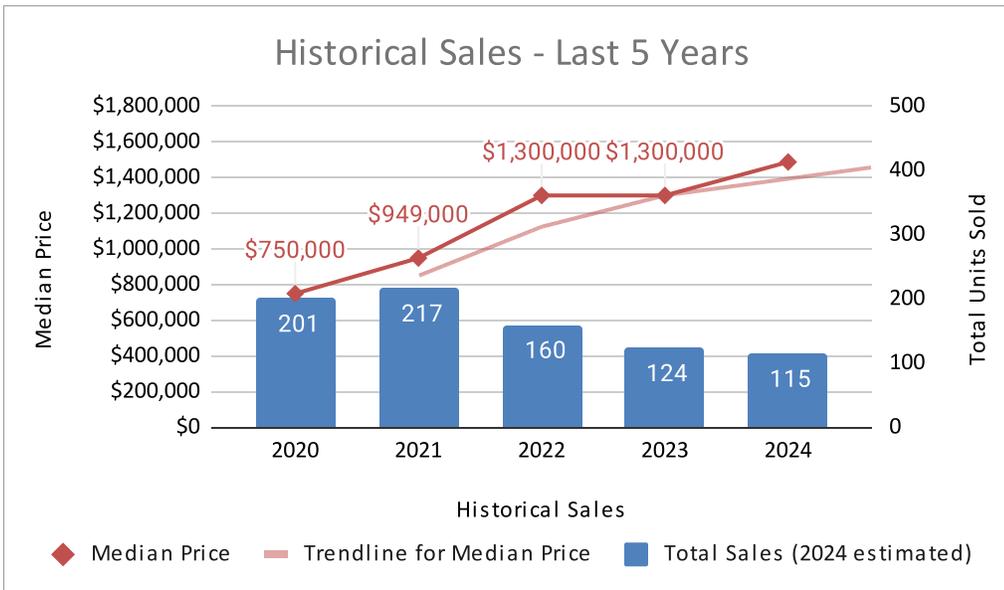
**This report includes all single family waterfront homes with ocean access in the city of Pompano Beach*

| ACTIVE SINGLE FAMILY LISTINGS | | | | INVENTORY SUMMARY | |
|-------------------------------|-------------|-----------|--------------|-------------------|------------------|
| Listings | High Price | Low Price | Median Price | Sales/month | Months of Supply |
| 88 | \$9,995,000 | \$799,850 | \$1,685,000 | 10.7 | 8.3 |

**Sales per month are based on an average of the past 6 months.*

| TRAILING 6 MONTH SALES ANALYSIS (LAST YEAR VS. CURRENT YEAR) | | | |
|--|------------------------|------------------------|--------|
| DATE RANGE | 4/25/2023 - 10/25/2023 | 4/25/2024 - 10/25/2024 | CHANGE |
| Units Sold | 63 | 64 | 1.6% |
| Median Sale Price | \$1,350,000 | \$1,425,000 | 5.6% |
| Sq. Ft. Living | 2,037 | 1,976 | -3.0% |
| Price per Sq.Ft. | \$644 | \$726 | 12.7% |
| Sale Price vs. List Price | 95% | 95% | 0.0% |
| Days on Market | 57 | 57 | 0.0% |

**The Trailing 6 Month chart compares data from the most recent 6 months to the same period last year.*



| PRICE PER SQ FT | |
|-----------------|-------------|
| 2020 | \$394 |
| 2021 | \$480 |
| 2022 | \$675 |
| 2023 | \$655 |
| 2024 | \$742 |
| % change | 88.32% |
| MEDIAN PRICE | |
| 2020 | \$750,000 |
| 2021 | \$949,000 |
| 2022 | \$1,300,000 |
| 2023 | \$1,300,000 |
| 2024 | \$1,487,500 |
| % change | 98.33% |

What is your property worth?
 Contact me today for a free Comparative Market Analysis of your property.

This report courtesy of:

By The Sea Realty
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